

December 16, 2003 CPC



STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

04SN0150

Affordable Residences in Chesterfield, II

Bermuda Magisterial District
Off the west line of Jefferson Davis Highway

REQUEST: Amendment to Conditional Use Planned Development (Case 97SN0180) relative to density, parking and maximum number of units permitted. Specifically, the applicant is requesting a 1.8 unit per acre exception to the maximum 10 unit per acre density requirement, to allow up to 11.8 units per acre; a 1.1 parking space exception to the two (2) parking space per unit requirement, to allow 0.9 space per unit; and that the total number of dwelling units allowed be increased from 240 to 310, to allow up to seventy (70) additional units.

PROPOSED LAND USE:

Multifamily residential uses are planned.

RECOMMENDATION

Recommend approval for the following reasons:

- A. The proposed density complies with the Jefferson Davis Corridor Plan, which suggests the property is appropriate for residential use of 7.01 units per acre or more.
- B. The requested parking space exception should ensure provision of an adequate number of parking spaces, consistent with similar age-restricted projects.
- C. With respect to the impact on capital facilities, the total number of units proposed are less than the number that existed prior to the revitalization. Therefore, there is no net increase impact on capital facilities.

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(NOTE: CONDITIONS MAY BE IMPOSED OR THE PROPERTY OWNER MAY PROFFER CONDITIONS.)

CONDITION

The following exceptions shall be granted for any multifamily residential development on the property:

- a. a 1.8 unit per acre exception to the maximum ten (10) units per acre density limitation; and
- b. a 1.1 parking space per unit exception to the required two (2) parking spaces per unit requirement. (P)

(Note: All other requirements for multifamily residential development, as approved with Case 97SN0180, shall be adhered to.)

PROFFERED CONDITION

The number of dwelling units permitted shall be limited to 310 units, provided that 240 of those units shall be unrestricted in regards to the age of residents and seventy (70) shall be restricted, except as otherwise prohibited by the Virginia Fair Housing Law, the Federal Housing Law, and such other applicable federal, state or local legal requirements, to "housing for older persons" as defined in the Virginia Fair Housing Law and shall have no persons under 19 years of age domiciled therein ("Age Restricted Dwelling Units"). (P & B&M)

(Note: This condition supercedes Proffered Condition 4 of Case 97SN0180. All other proffered conditions shall remain in effect.)

GENERAL INFORMATION

Location:

North line of Alcott Road, west of Jefferson Davis Highway. Tax ID 789-678-Part of 8292 (Sheet 18).

(Staff Note: Since the application was filed, Tax ID 789-678-Part of 8292 was voided by Deed Book 5400-686 on 09/30/03 and Tax ID changed to 790-679-0705 by Assessor's Office on 10/21/03.)

Existing Zoning:

R-MF with Conditional Use Planned Development

Size:

26.3 acres

Existing Land Use:

Multifamily residential or vacant

Adjacent Zoning and Land Use:

North - R-7; Single family residential or vacant

South - R-7; Single family residential, public/semi-public (church) or vacant

East - C-3; Commercial, multifamily residential or vacant

West - R-7; Vacant

UTILITIES

Public Water System:

There is an existing six (6) inch water line extending along the south side of Bensley Commons Boulevard. In addition, a six (6) inch water line extends along the southern boundary of the request site. Use of the public water system is required as a condition of zoning. (Case 97SN0180, Proffered Condition 1)

The property owner is responsible for upgrading, replacing, repairing or relocating existing water lines damaged during demolition/construction activities, or that may need to be taken into the County system for maintenance. (Case 97SN0180, Proffered Condition 3)

Public Wastewater System:

There is an existing eight (8) inch wastewater collector line extending along a portion of Tower Road and to the west across the request site. Use of the public wastewater system is required as a condition for zoning. (Case 97SN0180, Proffered Condition 1)

The property owner is responsible for upgrading, replacing, repairing or relocating existing wastewater lines damaged during demolition/construction activities, or that may need to be taken into the County system for maintenance. (Case 97SN0180, Proffered Condition 3)

ENVIRONMENTAL

Drainage and Erosion:

The requested amendment will have no impact on these facilities.

PUBLIC FACILITIES

The need for fire, school, library, park and transportation facilities is identified in the Public Facilities Plan, the Thoroughfare Plan and the Capital Improvement Program. The proposal will result in less units than that which existed prior to revitalization. Therefore, there is no net increased impact on capital facilities.

Fire Service:

The Public Facilities Plan indicates that Emergency Services calls are expected to increase forty-five (45) percent by 2015. Eight (8) new fire/rescue stations are recommended for construction by 2015 in the Plan. Based on seventy (70) dwelling units, this request will generate approximately thirty-one (31) calls for fire and rescue services each year.

The Bensley Fire Station, Company Number 3, and Bensley-Bermuda Volunteer Rescue Squad currently provide fire protection and emergency medical service. When the property is developed, the number of hydrants, quantity of water needed for fire protection, and access requirements will be evaluated during the plans review process.

Schools, Libraries and Parks and Recreation:

This request will have no impact on these facilities.

Transportation:

The subject property is a portion of the development known as Winchester Green (formerly Park Lee Apartments). The property is currently zoned R-MF with Conditional Use Planned Development (Case 97SN0180) and an existing condition of zoning limits development to 240 total units. The applicant is requesting an additional seventy (70) age-restricted units. Based on retirement community trip rates, development could generate approximately 330 average daily trips. These vehicles will be distributed along Jefferson Davis Highway (Route 1/301), which had a 2003 traffic count of 26,420 vehicles per day.

The property is located within the Jefferson Davis Highway Enterprise Zone. Based on the Board of Supervisors' Policy regarding development within the Enterprise Zone, road improvements will not be required by the County. Road improvements may be required by the Virginia Department of Transportation.

At time of site plan review, recommendations will be provided regarding internal circulation.

Financial Impact on Capital Facilities:

		PER UNIT
Potential Number of New Dwelling Units	70*	1.00
Population Increase	190.40	2.72
Number of New Students		
Elementary	16.80	0.24
Middle	9.10	0.13
High	11.90	0.17
TOTAL	37.80	0.54
Net Cost for Schools	339,290	4,847
Net Cost for Parks	48,510	693
Net Cost for Libraries	26,250	375
Net Cost for Fire Stations	28,070	401
Average Net Cost for Roads	287,630	4,109
TOTAL NET COST	729,750	10,425

* Based on a proffered maximum number of 310 units reduced by 240 units permissible under the existing zoning. (Proffered Condition)

As noted, this proposed development will have an impact on capital facilities. Staff has calculated the fiscal impact of every new dwelling unit on schools, roads, parks, libraries and fire stations at \$10,425 per unit. The applicant has been advised that a maximum proffer of \$9,000 per unit would defray the cost of the capital facilities necessitated by this proposed development.

Consistent with the Board of Supervisor's Policy, and proffers accepted from other applicants, the applicant has not offered cash to assist in defraying the cost of this proposed zoning on such capital facilities. The County's ability to provide these facilities will be adversely impacted.

The Planning Commission and Board of Supervisors should note certain circumstances relative to this case. This request will allow for the continued revitalization of Park Lee, now known as Winchester Green Apartments. An increase of seventy (70) units, in conjunction with the Winchester Green Apartments, reduces the number of allowable dwelling units by five (5) units from that formerly allowed prior to the revitalization efforts. Furthermore, the applicant has agreed to age restrict up to seventy (70) of the 310 units thereby reducing the net increase in the impact on school capital facilities (Proffered Condition). Such proffers result in a net decrease in

the impact on capital facilities as would be calculated had the combined requests been submitted as one (1) request.

The Planning Commission and the Board of Supervisors, through their consideration of this request, may determine that there are unique circumstances relative to this request that may justify acceptance of a cash proffer below the maximum amount.

LAND USE

Comprehensive Plan:

Lies within the boundaries of the Jefferson Davis Corridor Plan which suggests the property is appropriate for residential use of 7.01 units per acre or more.

Area Development Trends:

Area development is characterized by commercial uses along the Jefferson Davis Highway frontage and residential or vacant properties as you move away from the corridor. It is anticipated that residential and commercial development will continue in this area as recommended by the Plan.

Zoning History:

On April 10, 1963, the Board of Supervisors granted zoning to allow the development of multifamily units on the request property and adjacent property to the west (Case 63-29). Subsequently, Park Lee Garden Apartments were developed on the property.

On March 26, 1997, the Board of Supervisors, upon a favorable recommendation from the Planning Commission, granted zoning approval to allow the development of multifamily units on the request property (Case 97SN0180). The intent of Case 97SN0180 was to demolish the Park Lee Garden Apartments and build another multifamily development at a lower density. Subsequently, the Winchester Green multifamily complex was developed on most of the property. With this request, seventy (70) additional units are proposed which will be restricted to occupancy by persons fifty-five (55) years of age or older.

Current Proposal:

As stated above, the previous zoning case (Case 97SN0180) permitted development of multifamily units on the property as a redevelopment project. The original Park Lee Garden Apartments included approximately 425 units. Case 97SN0180 limited the number of units to 240, required the use of public utilities, ensured transportation and utility improvements and granted exceptions to multifamily standards relative to the number of units permitted on one (1) floor of a building, building setbacks and minimum distance requirements between buildings (Case 97SN0180, Condition 1 and Proffered Conditions 1 – 4). All other Zoning Ordinance standards for multifamily development which addresses required parcel area and

density, percentage of overall coverage, sidewalks, driveways and parking areas, roads, required recreational area and compatibility with adjacent properties remained in effect.

Specifically, exceptions are requested as follows: a 1.8 unit per acre exception to the 10 unit per acre maximum density requirement for multifamily residential developments (Condition); a 1.1 parking space exception to the 2.0 parking space requirement resulting in 0.8 parking spaces per unit; and an increase in the maximum number of units by seventy (70) units to permit to total of 310 units (Proffered Condition). The Proffered Condition provides that the additional seventy (70) units will be restricted to occupancy by the elderly.

CONCLUSIONS

The proposed increase in density and number of units permitted complies with the Jefferson Davis Corridor Plan, which suggests the property is appropriate for residential use of 7.01 units per acre or more.

The Zoning Ordinance requires the provision of two (2) off-street parking spaces for each residential dwelling unit. An exception is sought to permit 0.9 parking spaces for each dwelling unit. Although some residents of this facility may not drive, parking provisions must also accommodate visitors and employees of the development. Based upon experience at the existing age-restricted project within Winchester Green, the requested reduction should accommodate both resident and non-resident parking needs.



04SN0150
AMEND C.U.P.D.

